

THE DEPARTMENT OF PLANNING AND DEVELOPMENT
SITE DEVELOPMENT

GRADING SEASON EXTENSION REQUESTS

Background:

Grading and excavation for projects containing potential landslide hazards, wetlands, riparian corridors, or with significant amount of earth movements are restricted to the time period between April 1st and October 31st, **with all grading activities stabilized by October 31st**. No grading is allowed outside of this time window except with written approval from DPD. Applicants may request an extension or waiver from this seasonal grading restriction by submitting the following information to the Site Development Section of DPD (700 – 5th Avenue, Suite 2000, 22nd Floor, Seattle, WA, 98104 / Fax No. 206.233.7902).

The applicant should limit their extension requests to the minimum grading which is necessary to allow construction to proceed during the wet months. The Site Development Section will evaluate the hazards associated with the site construction activities and determine if the risks are sufficiently low when deciding whether to grant or deny an extension. If an extension is granted, it will contain a set of conditions that **are required** for the extension to remain in effect.

Submittal Requirements for Dry Season Grading Waiver

1. A cover letter containing the request, including justification for the extension, and possible extenuating circumstances which we should consider. Late issuance of a permit is not considered to be appropriate justification since many projects fit this category and it is not a special case. It must be noted that grading begun in close proximity to October 31st that creates a heightened need for an extension could result in enforcement action (Work Stoppage, Notice of Violation, Emergency Order to stabilize the site by placing backfill, etc.) by the City;
2. A statement from the project geotechnical engineer asserting that no adverse impacts, safety problems, or environmental harm will occur from allowing the grading operations to extend beyond the prescriptive time limits. The statement from the geotechnical engineer shall be accompanied by any recommendations which are necessary to assure that the grading can be safely accomplished given the increased seasonal potential for severe weather;
3. A detailed site plan that shows where the proposed grading activities associated with the extension **will occur**. The site plan must also show the **extra measures proposed to ensure that the grading operations would not result in adverse impacts, safety problems, or environmental harm**. More extensive erosion control systems are typically required than for construction at other times of the year. **Measures to control stormwater runoff from the construction site in a safe manner shall be shown** on the detailed site plan (this item is critical when working at the top of a slope because infiltration of water in temporary excavations in the vicinity of the top of a slope can lead to saturation of the soil and increase the potential for slope failure);
4. A schedule of proposed grading operations. The schedule should include specific dates indicating when excavations will occur, and when they will be backfilled. Indicate on the schedule as a primary task the establishment of the locations to which collected stormwater will be conveyed for proper disposal.

Applications: To apply for a waiver to extend the allowed grading season, submit all of the items listed above in one package to the Site Development Section of DPD. Do not submit the information separately. **Fold any plan sheets and enclose in the envelope as we cannot**

accept any rolled plans on the 22nd Floor. The fees for processing grading season extensions will be \$155.00 per hour.